

The Mews Council of Owners
147 Charles Street
West Perth

Minutes of meeting held on March 19th 2014 commencing at 17:40
(at "The Mews" 147 Charles Street West Perth)

1. Record of Attendance:

Mr S. Mailey
Ms S. Saunders
Mr S. Tanascev
Ms J. Millington
Ms J. Armstrong

2. Proxies:

None

3. Apologies for Absence:

None

4. Quorum:

A Quorum was Present with all council members in attendance.

5. Acceptance of previous minutes:

The minutes of the previous meeting held on November 18th 2013 were unanimously approved as distributed.

6. General Business:

- a) **New Letterbox System:** Mr. Mailey advised that the letterbox contractor had been asked to start construction on the letterbox system and that the area where the letterboxes would go would be cleared over the next few weeks.
<http://themewswestperth.com.au/maintenance>
- b) **Pool area:** Mr. Mailey commented on the need for a shade sail in the pool area to block out the sun and advised he had received several requests from owners to install such a sail. All present agreed that there was little point addressing this at the end of summer and agreed that any decisions should be deferred until the beginning of next summer (Oct 2014).
- c) **Plumbing Audit:** Mr. Mailey spoke of the plumbing audit so far and recommended an incentive payment towards the total cost of repairs as recommended on the audit reports for the units that have been audited so far. After discussion it was proposed to have a 50% or \$150 (whichever is less) incentive if the owners repairs the item listed on the plumbing audit using the same contractor that performed the plumbing audit. Mr. Saunders proposed, Mr. Mailey seconded, all present supported.
APPROVED <http://themewswestperth.com.au/maintenance>
- d) **Bollards in visitor parking area:** Mr. Mailey spoke of the irreparable condition of the pile log barriers in the visitor parking area and proposed replacing them with steel bollards, one per parking bay. A discussion took place and Mr. Mailey offered to provide a price to council members. This offer was accepted.
<http://themewswestperth.com.au/maintenance>

e) Closure of centre visitor car park gate: Mr. Mailey advised that the Strata Company was still receiving reports of people entering the building to use the pool and to suspiciously survey the property. Mr. Mailey explained that people appeared to be entering the complex via the centre visitor car park gate, and recommended closing this gate permanently. Mr. Mailey commented that the remaining gate at the east end of the visitor car park is centrally located between the front and rear buildings and is adjacent to one of the stairwells. Mr. Mailey spoke of the long-term plan to secure all pedestrian entry points and spoke of the cost savings of having only one gate to access the visitor parking area. J. Millington proposed, S. Tanascev Seconded, all present supported. APPROVED

<http://themewswestperth.com.au/maintenance>

f) ATCO Gas works: Mr. Mailey explained the scope of works that ATCO are proposing and commented that ATCO had cancelled their visit to the site earlier on the day of this meeting. Mr. Mailey advised that he would provide further information to the council after meeting with ATCO gas next week and pointed all present to the website for all details so far.

<http://themewswestperth.com.au/maintenance>

g) U06 Modification Request (Double Glazing): Mr. Mailey commented that this request had already been distributed electronically to all council members and that this was a formal vote. Mr. Mailey Proposed, Ms. Millington Seconded, All present supported. APPROVED

<http://themewswestperth.com.au/correspondence>

7. Correspondence

a) U31 Repeated complaints regarding lawn mowing: Mr. Mailey spoke about the multiple requests from the U31 owner (Mr Blaszczyk) regarding reducing the frequency of the lawn maintenance to less than once a month over the summer months. Mr. Mailey commented that council had already formally discussed this at the last council meeting and that all present at that meeting had voted to keep the lawn cutting to a 10-14 day schedule during summer months. Mr. Mailey also commented that Mr. Blaszczyk had also been provided with a document published by Agriculture WA that states lawns should be mowed weekly in summer. All present agreed that no further replies regarding the same topic were necessary, and that a letter should be sent to Mr. Blaszczyk informing him that a final decision had been reached and that no further discussion would take place.
<http://themewswestperth.com.au/correspondence>

b) U37 Modification Request (Balcony Blind): Mr. Mailey commented that an application had already been distributed to council and discussed. Mr. Mailey spoke of the conditions the council had agreed on, and that the U37 owner had not at the time of the meeting provided the information requested.
<http://themewswestperth.com.au/correspondence>

c) U37 Modification Request (Double Glazing): Mr. Mailey commented that an application had already been distributed to council and discussed. Mr. Mailey spoke of the conditions the council had agreed on, and that the U37 owner had not at the time of the meeting provided the information requested.
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8. Closure:

There being no further business the meeting closed at 19:00.